

**TOWN OF BASS LAKE  
SAWYER COUNTY  
PLANNING COMMISSION  
Monday, Dec 29, 2003**

**MINUTES**

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Nancy Albertin, Helen Chevrier, Frank Cowan, Russ Iverson and Phil Nies. Ted Schwenker from the Standing Citizen Committee was in attendance. A motion was made by Frank and seconded by Nancy to approve the agenda as listed. Motion carried. The minutes of the previous meeting were read. Frank motioned to approve the minutes as read. Nancy seconded. Motion carried unanimously.

Ted reported that the Land Trust meeting scheduled for Dec. 15, 2003, was cancelled. The meeting has not been rescheduled.

Phil presented a follow-up on the zoning applications from the Dec. 1<sup>st</sup> meeting.  
D. Miller – approved.  
G. Stier – approved. The easement road is to be removed from the property.  
J. Groberg – The Sawyer County Zoning Board of Appeals approved the variance with recommendations.

Robert Bergum presented information to the Commission on the possibility of rezoning property on Rohlf Road and the Namekagon River from F1 to RR1. The parcel would be subdivided into 4 lots, each being over approximately 4 acres. Discussion followed. The commission urged that a covenant for no further subdivision be placed on each lot. Nancy motioned that the Plan Commission recommend approval to the Town Board if 4 lots are created being equally divided by width, used for single residency and cannot be further subdivided. Frank seconded. Motion carried. The proposal would meet criteria for Findings of Fact for the Sawyer County Zoning Committee. More discussion followed about general zoning issues.

Phil presented the Park Committee report.  
Grindstone Boat Landing – Discussion occurred between the Town and Ken Corbin, owner of the 0.3 acre property adjacent to the town owned boat landing. He is willing to sell the property to the town for \$240,000. Town Clerk Shirley Miller is applying for a grant to obtain partial funding for the purchase. The property must be appraised for the grant process. Other funding options, including a loan, were discussed. Russ moved that approval of the purchase be recommended to the Town Board, seconded by Nancy. Motion carried. A resolution will be forwarded to the Board. Shirley Miller, Town Clerk, presented aspects of land stewardship found in "Guidelines For the Development of Local

Comprehensive Outdoor Recreation Plans". This will be used for the grant application and in the planning of park areas in the town.

Lac Courte Oreilles Boat Landing – Russ talked to Frank Ruzika, owner of the adjacent property to the boat landing, regarding purchase or a trade of his property. Nothing was settled.

Windigo Boat Landing – Phil is in discussion with Don Landgraf, part owner of 37 acres adjacent to the landing. Assessed valuation is \$37,000 for the 37 acres.

Town Hall Property – Phil discussed the current situations of the lots behind the Town Hall. If the taxes on the property are not paid, the town may be able to obtain them from the County.

Land Trust meeting has not been rescheduled.

Phil read letters about the Comprehensive Land Use Plan (CLUP) from the U. S. Department of the Interior and the Comprehensive Planning Program in Madison. These would involve possible changes to the CLUP in the future. CLUP has been approved and adopted by the Town Board as of December 15, 2003

Camping Ordinance – Changes were made in the wording of the ordinance. The members of the Planning Commission are to review the ordinance for the next meeting. Each town will pick their own option from the most to the least restrictive.

Land Use Ordinance – The Towns Association attorney is reviewing the ordinance and will be redone. Nancy fielded questions. Discussion followed.

DNR Website – Members are encouraged to contact the DNR re navigable water issue.

Ordinance, Water Exhibition and Races – Discussion was held about the exhibition ordinance, permits, fees and a buoy ordinance. There are "no wake" areas on Grindstone and Lac Courte Oreilles. Spring Lake is a "Quiet Lake".

Shoreline Zoning Ordinance – The ordinance was approved by Sawyer County.

Northwoods Beach Zone District – Members are encouraged to read the material for the next meeting. Due to the constant need for variances, the ordinance needs changing. Most right of ways are 67 feet or 33.5 feet from the centerline. LCO Drive and Pine Street are only 50 feet. Due to front and rear setback requirements, most building is not feasible without a variance. Front setback on a 33-foot centerline is 46 feet and 42 feet on a 25-foot centerline.

Meeting dates – Please note the corrected changes for the year. Next meeting is Jan 22, 2004, at 6:30 PM.

Paul Neimann Letters – The letters are in regard to the rezoning of property between Grindstone and Windigo Lakes. Ted is to review all letters and report to the Commission.

A motion was made by Phil and seconded by Helen to adjourn. Motion carried. Meeting adjourned 9:04 PM.

Respectfully submitted by Helen Chevrier, Secretary.

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